



35 Florin Drive, Boston, PE21 7LU



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Freehold

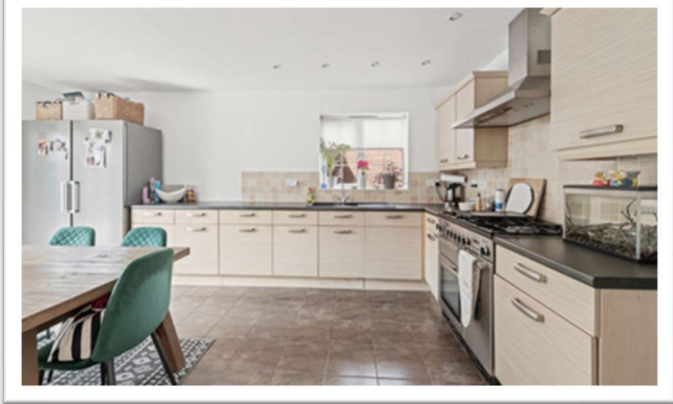
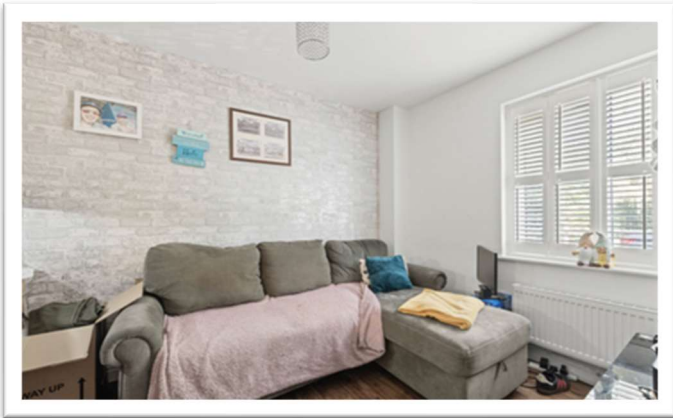
£325,000



Key Features

- Detached three storey house
- Four double bedrooms
- Lounge & study
- Dining kitchen & utility
- Cloakroom, 2 en-suites & bathroom
- Driveway & double garage
- Enclosed rear garden
- EPC rating B





A detached three storey house in a popular residential location on the outskirts of town and overlooking a green area to the front. Having over 1,900 square feet of spacious and well presented accommodation comprising: entrance hall, cloakroom, lounge, study, 19' dining kitchen and utility to ground floor. Master bedroom with dressing room & en-suite, further bedroom and family bathroom to first floor. Two bedrooms and Jack & Jill en-suite to second floor. Outside the property has a driveway providing off-road parking, a detached double garage and a south facing enclosed rear garden. The property benefits from gas fired central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door with canopy over leading to the:

ENTRANCE HALL

Having radiator, wood effect flooring, telephone connection point, smoke alarm, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and corner wash hand basin with tiled splashback.

LOUNGE

6.15m x 3.43m (20'2" x 11'4")

Having window to front elevation, french doors to rear elevation and garden, two radiators, television aerial connection point and telephone connection point.

STUDY

3.66m x 3.43m (12'0" x 11'4")

Having window to front elevation, radiator and laminate flooring.

DINING KITCHEN

6.05m x 4.11m (19'10" x 13'6")

Having window to side elevation, french doors to rear elevation and garden, inset ceiling spotlights, two radiators, ceramic tiled floor, television aerial connection point and telephone connection point. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers and integrated dishwasher under. Work surface return with inset stainless steel Rangemaster cooker, cupboards & drawers under, cupboards and stainless steel cooker hood over.

UTILITY

2.24m x 1.78m (7'4" x 5'10")

Having part glazed uPVC door to rear elevation and garden, radiator and ceramic tiled floor. Fitted work surface with tiled splashback, inset stainless steel sink & drainer with mixer tap, cupboards, drawer, space & plumbing for automatic washing machine and tumble dryer under, gas fired boiler providing for both domestic hot water and heating over.

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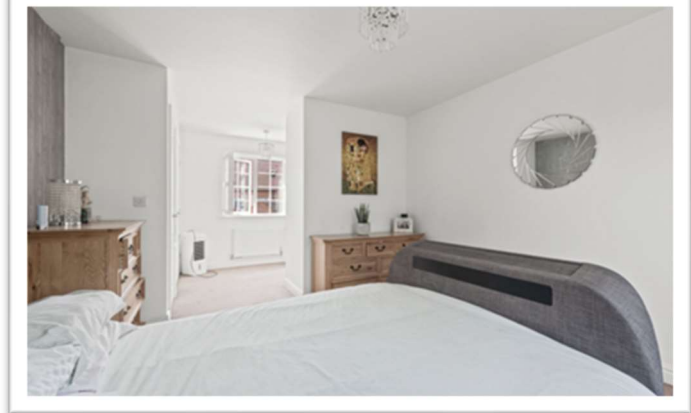
FIRST FLOOR LANDING

Having window to front elevation, radiator, smoke alarm and staircase rising to second floor.

MASTER BEDROOM

3.86m x 3.43m (12'8" x 11'4")

Having window to front elevation, radiator, television aerial connection point and telephone connection point. Open through to the:



DRESSING ROOM

3.43m x 2.39m (11'4" x 7'10")

Having window to rear elevation, radiator and range of built-in wardrobes.

EN-SUITE

2.26m x 1.78m (7'5" x 5'10")

Having window to rear elevation, inset ceiling spotlights, radiator, part tiled walls, shaver point and extractor fan. Fitted with a white suite comprising: fully tiled shower cubicle with mixer shower fitting, close coupled WC and pedestal wash hand basin.

BEDROOM TWO

4.09m x 3.84m (13'5" x 12'7")

Having windows to side & rear elevations, radiator, television aerial connection point and telephone connection point.

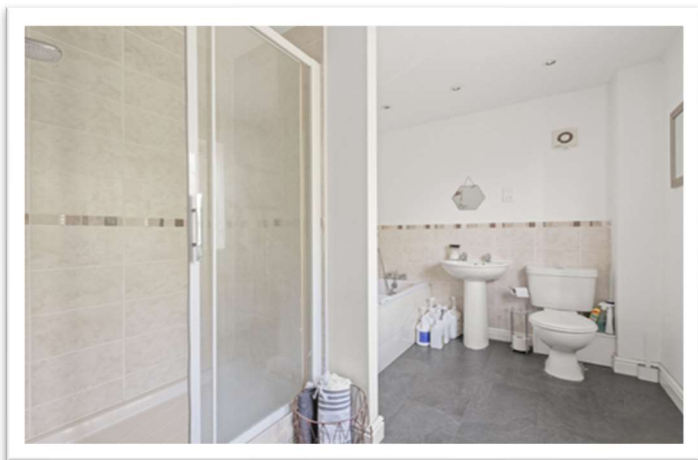
FAMILY BATHROOM

2.95m x 2.26m (9'8" x 7'5")

Having window to front elevation, inset ceiling spotlights, radiator, part tiled walls, extractor fan, shaver point and slate effect tiled floor. Fitted with a white suite comprising: panelled bath with mixer tap and hand held shower attachment, fully tiled double shower cubicle with mixer shower fitting, close coupled WC and pedestal wash hand basin.



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SECOND FLOOR LANDING

Having dormer style window to front elevation, radiator, smoke alarm and airing cupboard housing hot water cylinder with shelving.

BEDROOM THREE

5.79m x 3.45m (19'0" x 11'4")

Having dormer style window to front elevation, two radiators, television aerial connection point, two built-in wardrobes and door to Jack & Jill en-suite.

BEDROOM FOUR

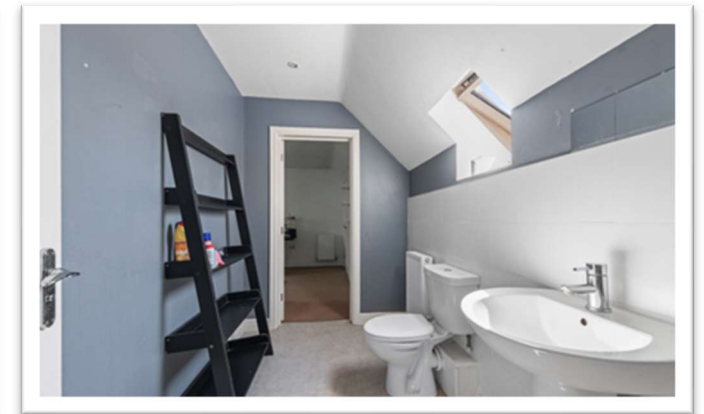
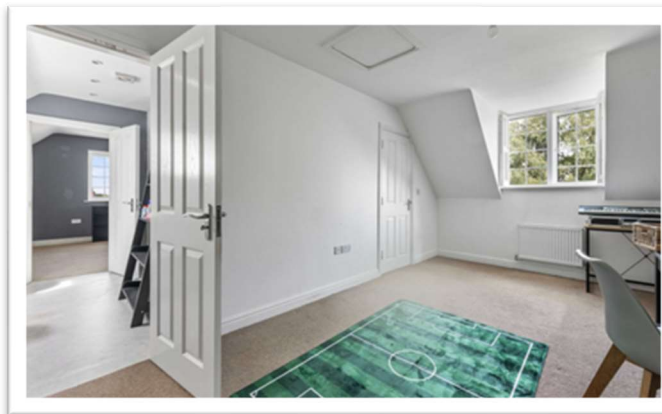
6.20m x 3.20m (20'4" x 10'6")

Having dormer style window to front elevation, two further sealed unit double glazed uPVC windows to side elevation, two radiators, access to roof space, television aerial connection point and door to the:

JACK & JILL EN-SUITE

2.77m x 1.75m (9'1" x 5'8")

Having velux window to rear elevation, inset ceiling spotlights, radiator, part tiled walls, extractor fan and shaver point. Fitted with a suite comprising: shower cubicle with mixer shower fitting, close coupled WC and pedestal wash hand basin.



EXTERIOR

To the front of the property there is a small garden area with shrub borders. A driveway to the side provides off-road parking and leads to the:

DETACHED DOUBLE GARAGE

5.23m x 5.11m (17'2" x 16'10")

Of brick & tile construction with two up-and-over doors, service door to side, light & power.

REAR GARDEN

The rear garden is south facing and enclosed by timber fencing. Having shaped lawn with bark chipped borders, decked patio area covered by a timber roof with glazed panels.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band E.

VIEWING

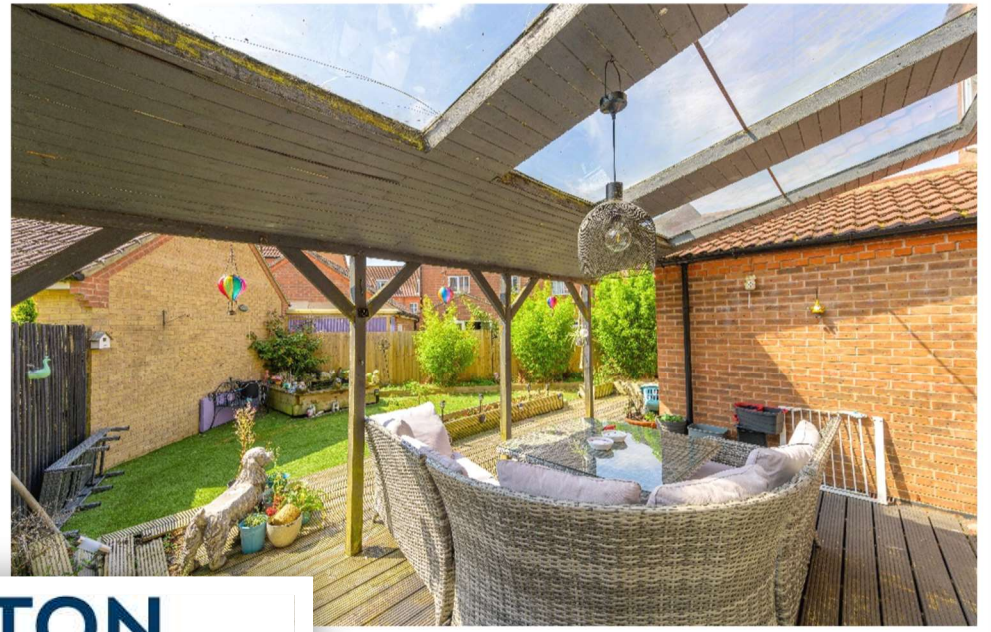
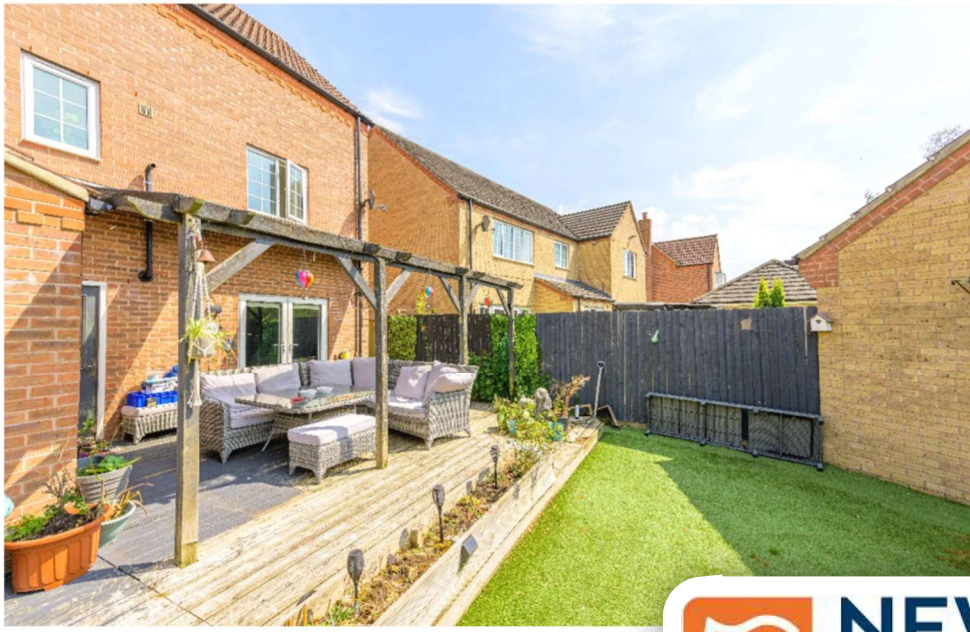
By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

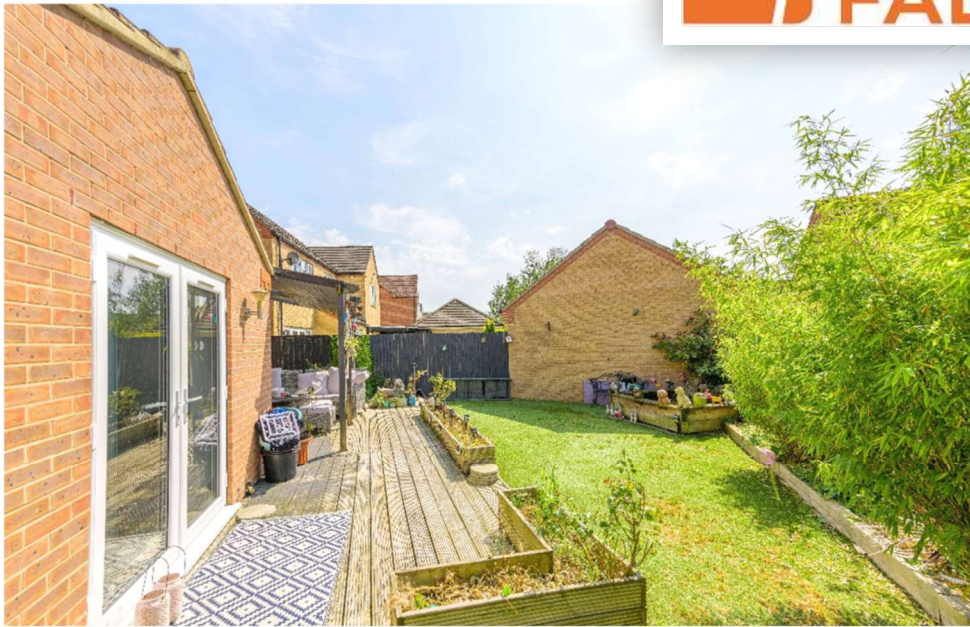
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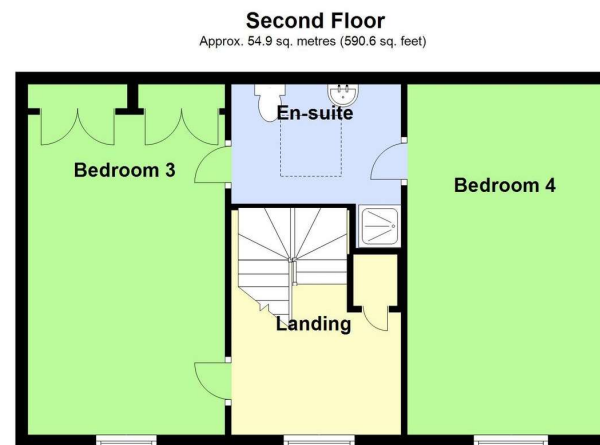
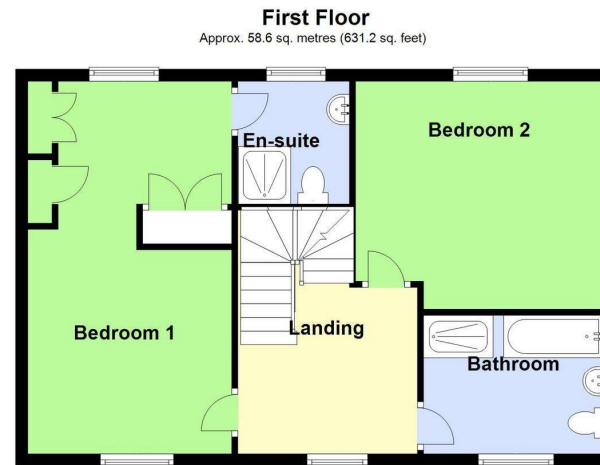
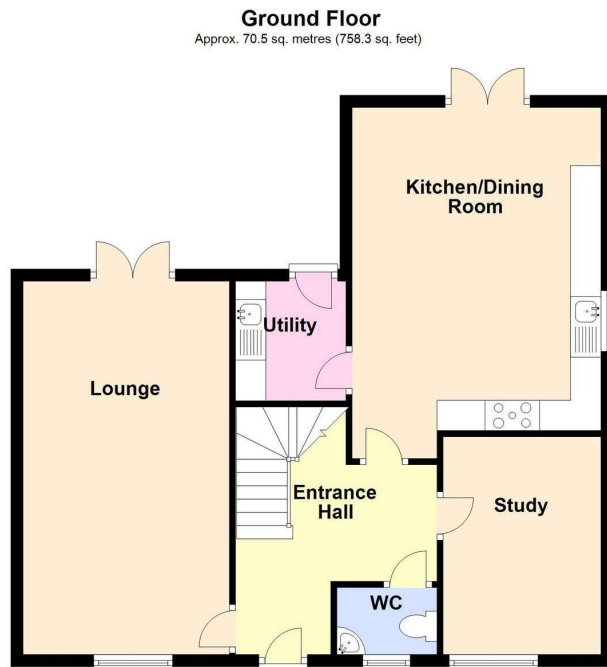




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Floorplan



Total area: approx. 184.0 sq. metres (1980.2 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk